

RIVERMEAD COURT

NEWSLETTER



Spring 2021

RIVERMEAD
COURT

Contributions to the Newsletter

I always welcome contributions, both written and pictorial, and in particular appreciate photographs for the front cover.

Editor: Fiona Fowler, flat 69 fionafowler31@gmail.com.

From the Chairman

In the Autumn 2020 Newsletter, I wrote that *“These coming months will be challenging for residents and Staff; I hope that when the next Newsletter is written in the Spring, it will be to look forward to a Summer without an over-hanging Pandemic and to a return to a real “normal”*. The chances of that actually happening have increased but as the most recent news indicates, it’s still far from being a racing certainty. So irrespective of age and even if we’ve had our Covid-19 vaccinations, it’s incumbent upon all of us to respect fully the [official guidance](#) on the Pandemic. Although the coming of Spring makes it tempting to nudge against the rules and meet in larger numbers outside your household “bubble”, you’re potentially risking your own and your neighbours’ health. With the imminent completion of the work on the Secret Garden, the temptation will be even stronger but you’re asked to resist it for just a few more weeks as mixing of two households with a total of no more than six persons is permitted no earlier than 29th March. Not respecting the guidance puts the Rivermead community’s life and health in danger.

Notwithstanding the hygienic measures which were reinforced in the Autumn and the vigilance of Staff, Rivermead Court’s infection-free record of the first few months of the Pandemic couldn’t be maintained and a few cases of Covid-19 were notified. At the start of this year we have had to mourn the passing of a cherished resident. It must be hoped that this will prove a sad exception. The Board and the various sub-committees have continued to meet virtually (Zoom, Webex) all through the Pandemic. By eliminating travel times for non-resident participants, such as the Treasurer, the Heating Engineer and the Surveyor, and hard-copy documents, meetings can be arranged at shorter notice and managed more effectively. It will be interesting whether the practice survives the Lockdown easing and participants’ preference for the comfort of their armchairs over the Boardroom’s austerity. As you’ll see in the rest of this Newsletter, Board and sub-committee members have been able to make good progress on a number of fronts, including a revision of the financial reporting, the go-ahead of two significant external projects - the Secret Garden and the redecoration of the West Block - and the pipework and lease extension projects.

The Board has not yet finally decided whether last year’s experiment of a “virtual” AGM will need to be repeated or to hold an AGM where shareholders-lessees can attend in person. Although the present official guidelines indicate that gatherings in person and even indoors will be permitted from 21st June, it may be prudent to wait until the Autumn. The AGM has therefore been booked with the Hurlingham Club as in “in person” meeting on Tuesday, 21st September but with the option for cancellation if it’s advisable on health and safety grounds to convert it to a “virtual” meeting. Let’s hope that the official timetable for the Lockdown relaxation can be maintained and you will be able to enjoy your Summer holidays in the UK or abroad at the destination of your choosing.

The audited results of the Staff Christmas Fund give a record net total after deduction of tax of £27,000 distributed to porters and cleaning staff who are most grateful for this testimony of your appreciation during these difficult times.

Tom Hackett

Finance Committee overhauls management of Rivermead Court's finances

Managing the finances of Rivermead Court is already a complex task and this will become increasingly more complex as a result of the pipework project and the lease extensions. The Board in November therefore agreed to the Finance Committee's recommendation for it to undertake a review of how the finances of Rivermead Court were overseen and managed.

The Finance Committee's recommendation included the development of the role of Treasurer which will be entrusted to a specialist accounting services provider. After a competitive tender process, Blue Peak Consulting Ltd were appointed to manage the transition of the current accounting arrangements to the Xero online accounting system and to provide management accounts and reporting on a continuing basis. The annual cost of the new accounting services are in line with those of the previous Treasurer services.

The management accounts and financial reports prepared from the new accounting system for the last Quarter of 2020 were delivered by Blue Peak last month. Thanks to the cooperation of the incumbent Treasurer, of Faraday as managing agent in charge of receipts and outgoings and our Auditors, the transition has been straightforward and hasn't created any disruption in the running and monitoring of Rivermead Court's finances.

Going forward, the new accounting arrangements will enhance the ability of the various Rivermead Court committees to oversee and manage their budgets and for the Finance Committee to be able to monitor the overall finances online and take timely remedial action where appropriate rather than wait for quarterly reports. Just as important, as we embark on the pipework and lease extension projects, the Finance Committee will have immediate access to online current cash positions to enable much more accurate forecasting of cash flow.

Keith Bedell-Pearce

Parking in Fulham

Hammersmith & Fulham Council introduced new parking charges on 1 March with little apparent consultation. Differential parking charges will be linked to vehicle emissions. [Here](#) is the link to the LBHF page. There is a strong argument for deterring polluting cars/unnecessary short journeys. The problem is that parking meters will not recognise what type of car you have. The RingGo app, however, can discern the type of vehicle that is parking and consequently charge the appropriate amount.

The new charges are: If paying by the RingGo app: low CO2 emissions vehicles £3 per hour, high CO2 emissions vehicles £5 per hour, a surcharge for diesel vehicles of an additional £1 per hour. At a pay and display machine all fuel types are £6 per hour. If you hold a visitor parking permit, charges stay the same at £1.80 per hour in all zones for all vehicles.

It is worth telling visiting friends and family that they should download the RingGo app.



Rivermead Court Summer Party

Come and join us

In the garden

*On Tuesday 6th July 2021
At 6.30 pm*

*Please bring your own drinks and nibbles
If it rains, we will reschedule to **Thursday 8th July 2021***

The House Committee hope that the Covid-19 restrictions will have lifted by July and that the annual Summer Party can take place. Please put the date in your diary, and we will confirm if the party will take place nearer the date. We have a contingency date later the same week if the evening of the 6th July is wet.

Rubbish Collection

Black rubbish bags and recycling bags are collected from Monday to Saturday between 7.00 and 10.00 in the morning. Please can you ensure that the bags are put out for collection the night before you want it removed. There is no collection on a Sunday and any bags put out on a Saturday will remain on the back landings until Monday morning. Your neighbours may not appreciate seeing your rubbish all weekend.



Please do not put your rubbish in the service lifts, you may think you are being helpful, but the lifts are used by a wide variety of contractors and residents and it is not nice for them to have to step over your rubbish.

Recycling bags and small black bin bags are available from the Porters Lodge. Residents can put Newspapers and other recyclable rubbish in the orange bin at the back of the Centre Block, or in the dedicated recycling bins in the basement under the West Block. Do squash any cardboard boxes before disposing in recycling bins.

For larger items please book a slot at the [Household Waste Recycling Centre](#) in Smugglers Way, Wandsworth. From the 22nd March 2021 you will no longer be allowed in if you just turn up.

Deborah Richards, Chair The House Committee

From the Pipework Committee

Tribunal approved lease changes

We have passed two important milestones recently. Most people should by now have been notified that the Land Registry has registered the variation of the terms of your lease. This follows from the decision of the Tribunal to approve our lease changes. Don't worry if you haven't received yours yet. The letter is for information only.

Work on pipework to begin in the Autumn

The second milestone is that Ramboll, our design engineers, have completed the drawings and specifications for the new pipework, and we have proceeded to appoint Atlas as Quantity Surveyors, Sharpe Pritchard LLP as solicitors to oversee contractual matters, and a different part of Ramboll to act as Project Managers. Together this professional team will develop the tender documents and invite bids from pipework engineers/installers. The aim is to be in position to appoint a contractor by August, with a view to starting construction from mid-Autumn. As dates and phasing become clearer, we will inform leaseholders.

The most frequently asked question is "when can I connect my flat". The new central pipework system should be commissioned in late 2022. At that point we plan to follow a programme for the connection of HIUs to serve the common parts, connection of existing HIUs and the installation of HIUs to other flats that are ready.

Extending the Leases

We would like to update you on the timetable to extend the leases.

The Board has appointed Angus Fanshawe (www.fanshawwhite.co.uk) to carry out the valuations of the different flats for the purpose of extending the leases. He is a Chartered Surveyor and valuer specialising in lease extension and freehold enfranchisement cases and much of his work has been around central and south-west London,

Angus' first role, which he is in the process of carrying out, is to provide a report to Rivermead Court Ltd on the value of all the flats. This value will depend on size, aspect and floor level. Any value of improvements or alterations to a flat carried out by the leaseholder is disregarded in making the valuation, which is based on "good tenantable repair". This is so that the Landlord does not benefit from improvements made by the leaseholder. He has already inspected a sample of 12 flats covering all the different layouts. He is aware that we are all leaseholders as well as shareholders in the freehold company so we want valuations which are fair and reasonable between landlord and tenant. He will then calculate the premium to be paid for extending the lease, in accordance with current Landlord and Tenant legislation.

As you know the timing of the lease extension offer is closely connected to the replacement of the pipework but RCL hope to make the formal offers this Summer. Bishop & Sewell, the solicitors

who acted for us over the lease changes, will be dealing with the legalities and we currently plan to complete lease extensions for those applying between November this year and March 2022.

We emphasise the offer to extend your lease to 817 years* from 1980 is made to all residents and it is voluntary. Not everyone will wish to extend at this time and that is entirely your choice. The offer will be open at the agreed valuation for a set period with the valuation and Bishop and Sewell's costs paid by Rivermead Court Ltd. Normally the legal and valuation costs are payable by the leaseholder. Thereafter, any resident wishing to extend who has not already done so will need to make a formal application and negotiate an updated valuation. They will also have to pay the full valuation and legal costs. Valuations will automatically increase by 5% each year as the lease shortens and may change further depending on the direction of property prices.

You will have read that the Government has announced it will introduce legislation to reform leasehold law with respect to the right to extend leases and reduce the cost of doing so. We looked at the information available. Its main effect in our case would be that the present urgency to extend the lease before it reaches 80 years would no longer exist. Under present legislation, the cost to extend a lease increases considerably once it has less than 80 years unexpired. However, mortgage companies and those offering equity release will still be unhappy at leases of less than 80 years and there is no guarantee as to when the legislation will be introduced. Some aspects of the proposed reform are highly controversial and we are advised that for long leases such as ours the premiums might actually increase. We will naturally keep you informed as matters become clearer and more definite.

Fiona Fowler, Peter Green, Michael Stevens

* We are not able to offer the usual 999 year lease as although Rivermead Court itself is built on freehold land, part of the land comprising the river frontage and the garden behind the East Block is leased from Hurlingham Court on a lease of 966 years (less 26 days) from 25 March 1931. We are therefore offering to extend the lease to 817 years from 1980 (the commencement date of your existing lease).

Congratulations to the Rivermead Court Bridge Players

We were delighted that despite Covid, our Annual Bridge Match against Hurlingham took place on Thursday 11 March. The match was played online with Tim Soane kindly acting as the Tournament Director. We played six 2 board rounds of duplicate on RealBridge and 13 pairs aside. Sadly there was no traditional tea but everyone enjoyed the convivial aspect of RealBridge and being able to speak with and see the opposing pair.

More importantly the Rivermead Team must be congratulated on a significant win. It has been a number of years since we last prevailed against Hurlingham. We should also express our appreciation to Hurlingham for hosting the match and for the offer of free Teach Ins to Real Bridge on Thursday evenings, which have been most welcome. Finally a special mention goes to Jane Thomson-Moore and Susanna Young for the best individual Rivermead result.

Gavin Trechman

From the Estates Committee

Future Major Projects

The Estates Committee has recently completed their review of the 12 year plan for major projects at Rivermead Court and this was shared with the Finance Committee and the Main Board. The following is a summary covering the initial 5 years:

- 2020: This was a low expenditure year and the aim was to build up the funds in the Major Works Reserve Fund.
- 2021: Two major projects this year: upgrade of the Secret Garden and the refurbishment of the east/west elevations of the West Block. This work is due to finish in October 2021 and the Estates Committee then has a low profile for 18 months as the Pipework Project will take centre stage. I am afraid the Major Works Reserve Fund will still be requiring the normal collection of funds as we need to build up the reserves for the major works in 2023/2024/2025 which are waiting to be done.
- 2022: At present we are starting to plan the replacement of the sleepers on our river flood defence and to initiate the lift upgrade strategy. The latter is likely to be a 10 year project which will lead to all 20 lifts being refurbished. The exact strategy to be followed is being currently worked on by a lift consultant recently appointed for this task.
- 2023/2024: Refurbishment of the north/south elevations of the West Block, East Block and Centre Block. In addition, we also need to refurbish the lightwells which involves repair of any deficient exterior downpipes and repainting all the walls/windows and pipework. This may also be an opportunity for leaseholders to install double glazed Crittall windows in the event you are unhappy with the heat loss through your present windows.
- 2025: Continuation of any of the above work which was not completed on time.
- Other projects hovering below the radar screen are: selective upgrading of parts of our electrical supply/distribution network and related to this is the possible installation of electric vehicle chargers.

In general we are satisfied that we are keeping the infrastructure of Rivermead Court at the high standards we all expect but it is a continuous effort to stay on top of the situation. As you read the above, you may well have questions and comments so please contact me for further discussion. Email Anne Isaacs who will pass the message to me.

Energy Performance Certificates (EPC)

We have recently done a simple analysis of the 100 (approx) Energy Performance Certificates for Rivermead Court flats which have been done in the last 10 years and are stored on the Government website. The majority have EPCs in the C/D bands but a few fall into Band E and we even have 4 in Band F and one in Band G.

Our initial thinking is all flats should be able to be in Band C/D if the following is done:

- Ensure your flat is connected to the Rivermead Court Communal Heating system for your hot water supply.
- Move your main heating to the Rivermead Court Communal Heating when the pipework project is completed.

- In addition the rating on your main heating controls will be improved by the above as each flat will be individually charged for the heating used and will move away from our present flat rate charging basis.
- Better ratings can also be obtained by installing low energy lighting and secondary glazing.

The Estates Committee will be investigating if the installation of insulation above the roofs of the 26 flats on the top floors will make a difference.

Changes to the External Window Blinds Policy

In the past we would only approve external blinds on the south facing windows. The policy has now been changed to allow blinds on all elevations but subject to a number of conditions. Please read the policy on the Rivermead Court website.

Mike Cave, Chairman Estates Committee

Garden Report



For the last six months the energies of the Garden Committee have been centred on the renovation of the Secret Garden which, under the direction of the Estates Committee, has been developing on two fronts, firstly the restoration of the potting shed and secondly the installation of a new kind of flooring throughout. The contractors, Purbeck, are now almost finished with the potting shed which was in a structurally dangerous condition. It has been given a new roof, a redesigned interior and much better lighting in the shape of two skylights and a newly glassed door. The walls of the garden have been newly painted and some brickwork replaced.

At the end of next month, and depending on the weather, a firm called True Grit, which has been employed both by the Hurlingham Club and by Kew Gardens, will move in for six days to lay down a new layer of screeding over the terrace floor and the paths; the present surface is both unsightly and unsafe. This new flooring will have wooden edging to define it and to keep the earth in the borders in place. We hope that, with all the planting that is planned for it, these improvements will make the Secret Garden an even more attractive place for residents to enjoy.

We next plan to concentrate, with James our contract gardener, on the planning and planting of the two herbaceous borders at the east end of the main garden. As you know, the one nearest to the Hurlingham Club was replanted last year but due to typical gardening difficulties of drought, wind and the wrong sort of rain, a certain number of plants need to be moved and others introduced. The second border next to it still needs digging over to exterminate the horrors of ground elder before it is planted in the late spring. We are also going to give a facelift to the rose bed that lies between the East Wing and the new borders.

James and his team have taken a good deal of trouble over the reseeded of the lawns, much damaged by last year's drought and by unavoidable heavy use through lockdown. They are still quite fragile and we would ask you to bear this in mind.

The trees continue to be in quite good shape, with our regular tree surgeon coming twice a year and a biannual visit from our tree expert who is coming this month to examine the larger ones to make sure they have not suffered in our present curious climate.

It is lovely with the coming of Spring to feel the garden coming alive again and I do hope it will continue to give you a great deal of pleasure.

Catherine Nunneley

The Sun Disc



Peter Blenk has recovered a metal plaque that used to hang over the door to the compost space; it is a metal plaque or disc of the face of the sun, smiling in a jovial fashion and most probably from the East.

Nobody knows where it originally came from, but he has cleaned and is going to paint it to stop the metal from leaking out and corroding the wall space behind it, and we plan to put it up in the Secret Garden, where we hope it will entertain and amuse residents with its benign expression.

Children Playing

This is a polite request to all parents and grandparents to please accompany their children and grandchildren when they are playing in the gardens or in any of the outdoor areas. Young children should not be left to play outside on their own. We have had incidents of children writing graffiti in the Summer House and writing on the walls of the basements

The basements are most definitely not a play area, recently unaccompanied children were reported for flying a drone in the wells, cycling and playing ball games. The noise from the wells is amplified and impacts all those living in the flats above.

The basements are potentially a risky place for any unaccompanied child to be in. There are the refuse bins, piles of builders materials and rubble awaiting removal and other potential hazards, it is not a playground when the weather is bad.

Thank you in anticipation of your cooperation on this.



Date for the Diary

The Rivermead Court AGM

will be held on Tuesday 21 September at 7 pm
in the Hurlingham Club

If it is not possible to meet in person, the meeting will be held online.

A Day in the Life of the Estate Manager

My day will start at about 04:28, to silence the alarm before it goes off at 04:30. 06:00 I leave the house, just to get ahead of the traffic - on a good day I can arrive at Rivermead by 07:15.

First is a morning briefing with the senior porter to get an update on any occurrences the night before and to outline the day ahead, the meetings and contractors expected on site. On this day I was told an ambulance had been called for a resident who was taken to hospital. There was also a leak from one flat into another flat, a devastating affair, even more so as it had flowed into a third flat below – two flats affected by one flood. Rivermead! - it never rains sometimes, but it will pour.



It's still early so I walk the corridors talking the lift to the top floor and walking down inspecting each floor, observing and logging various issues of concern along the way that need to be seen to. Whilst I still have my coat on, I walk to the Secret Garden, but was only able to peek through the gates as it was still too early for the contractors to be on site, so I do a quick external walk around the Estate looking for lights where the bulbs have failed and anything else that seems out of place or unusual.

Before returning to my office I do my daily check of the plant room, which I consider the heart of this operation – no heating or hot water is a real issue for all.

I head back to my office with just enough time to make coffee ready for the first meeting of the day at 9 am. As all meetings are now conducted online, I have to ensure all the documents have been received and distributed ahead of time. All through the meeting as well as putting up the

papers on screen, I have to manage issues with microphones, people dropping in and out - an interesting challenge - as well as keeping up with the general flow of the meeting.

Today we have a contractor on site fixing a valve in the Centre Block. He had advised me that the disruption would be contained to the Centre Block. Sometime later I receive a message from the engineer who tells me that he would have to shut off the hot water to the whole Estate. My fingers were now going 900mph as I had to send out an email message to every resident, informing them of the emergency (I am still in the middle of the online meeting!). I also have to send a WhatsApp message to the porters for them to telephone residents without email to tell them of the hot water issue. As you can imagine the phone then started to ring and emails to fly to complain about the lack of hot water. It was a bit like surfing, trying to stay ahead of the wave, whilst still trying to pay attention to the meeting that was taking place online.

After the meeting I start on my emails. In an average day I can receive 20 – 25 emails, I can send 25 to 30 emails and up to 12 WhatsApp messages and I receive about 21 phone calls.

I've remembered I need to see to the leak. I call the flats affected but when I attend the water is still flowing through the ceiling like a shower of rain. I take a video for evidence. Downstairs water is still pouring through the bathroom ceiling. Nothing can be done until the water between each floor stops running.

11:45 I head back to my emails. There are invoices to process, responses to requests for visits to the plant room, residents moving in and moving out, parking requests, storage requests, visitors' requests, internet requests. The builders are making too much noise, resident disputes - the list is endless. But hey, it is part and parcel of managing an Estate of this size. Dealing with emails, phone calls, and a few visitors to my office can - and usually does - roll into my lunch hour. Lunch at my desk and half an hour later I am back fighting the emails.

14:00 a new cup of coffee/tea to see me through the afternoon. I try to tackle the emails that were outstanding from yesterday, this morning and this afternoon....can I press delete, of course I don't!

Thirteen points on my 'to do' list and only a few items ticked off. I have to prioritise and so make a start on the Board minutes leaving the Hygiene minutes until later. Whilst doing the minutes which is fraught with disruption from either the phone or someone putting their head around the door, I realise the time – it is now 3.30pm and I have another meeting at 5pm. I retreat to my car so that I can attend the meeting from home. I make it just in time.

6pm the meeting has finished; I have a few action points to take care of ahead of the next scheduled meeting in a month's time. I will take a sneaky peak at my emails again before shutting down my computer. Although this is the end of my workday, I now move onto my list of volunteering things to do. Sometimes 24 hours in my day is just not enough!

Anne Isaacs, Estate Manager

Some Local History

Sands End: Wandsworth Bridge to the Imperial Gasworks

Many of you have been walking the river walk towards Hammersmith Bridge during the past months but have you walked it the other way towards Chelsea Harbour?

Sands End, the area between Wandsworth Bridge Road and the overland railway, was the most rural corner of Fulham. Residents were few as the land was marshy and suitable only for grazing. During the 1890s it was gradually developed and by 1900, the waterside fields had been replaced by “a region of poverty and squalor”. By the time of the publication of the 1916 ordnance survey, it was a fully developed industrial area.

Walk through the Hurlingham Club or across Hurlingham Park and then keep to the river where possible.

Castle Club. Built as a school in 1854, donated by Lawrence Sullivan, a local resident, and now to become a home for Alzheimer sufferers.

Piper Building, Carnwath Road. Laboratory complex for North Thames Gas Board in 1950s. Artist John Piper created giant murals ‘The Spirit of Energy’. Became residential 1980s.

Tideway operation to build super sewer. Should be completed by 2025.

Cross Wandsworth Bridge Road to Townmead Road and past 3 working wharfs, note facade of Fulham Wharf which housed **Kops Brewery** where they made nonalcoholic beer.

Pause at the mini roundabout by Sainsbury’s. The whole area in front, between Townmead Road and the river and as far as Imperial Wharf would have been site of **Fulham Power Station**. The first was built in 1901. A second added in 1936 with a river frontage and four chimneys. Britain’s electricity supply industry nationalised in 1948 and it became part of CEBG. Decommissioned in 1978 and now riverside flats, a storage building and the Harbour Club.



Take the river path. Pass Regent on the River (1999), then **Imperial Park**, Fulham’s most recent park.

Imperial Wharf. 2004, the first and largest of the residential developments. Probably the only place to find coffee along here!

Under railway to **Chelsea Harbour** with its recognisable Belvedere Tower and famous Design Centre. Planning permission 1986. Built on site of a coal yard and a Victorian era railway coaling dock.

Detour to left to see the **Marina** but return to the river to walk to the corner of Counters Creek (sometimes called Chelsea Creek) below the sky scrapers of Chelsea Waterfront.

Counters Creek forms the boundary between Hammersmith & Fulham and Kensington & Chelsea and has probably been a boundary marker since Saxon period. Culverted to take the West London Line along its course. Continues north, going under the Westway, through Little Wormwood Scrubs and then through Kensal Green Cemetery.

Leave the towpath here and follow the creek to the left. The tall skyscraper of **Chelsea Waterfront** (presently the tallest in Fulham) on the Fulham side and the **Lots Road Power Station** (opened in 1905, at the time was the largest power station in the world, powered most of the London Underground, shut 2002) on the Chelsea side.



Here, you can walk direct to the Kings Road along Lots Road or go round the Design Centre and cross back under the railway by Imperial Wharf station.



The **Imperial Gas Light and Coke Company** began producing gas here in 1829. The works stretched from Michael Road to the river, Imperial Road to the railway.

Turn right, keeping to the creek/lock and go through what would have been the southern section of the gasworks, now the residential **Chelsea Creek**.

Northern part being developed as **Kings Reach**. Currently a building site so you have to walk round it, along Imperial Road. Turn right at Emden Street and you will see a plan of the proposed development.

Follow Emden Street and you reach **Imperial Square**. The square was built by the company in 1868 to house workers employed at the gasworks.

From here, you can walk through the passage at the far end and you will reach the Kings Road.

Contact details

If you have a problem and need to contact someone, please first contact the Porters' Lodge on 020 7736 3993. The Estate Manager, Anne Isaacs, can be contacted on tel 07852 518 345 or email info@rivermeadcourt.co.uk. If you wish to contact a board member, please leave a note at the Porters' Lodge.

Board of Directors

Thomas Hackett (Chairman)
Keith Bedell-Pearce (Finance Committee; Legal)
Mike Cave (Estates Committee)
Fiona Fowler (Company Secretary; Newsletter)
Peter Green (Pipework Committee)
Deborah Richards (House Committee; Health and Safety)
Tim Soane (Pipework Committee)
Michael Stevens (Pipework Committee)
Staff Complement

Estate Manager Anne Isaacs

Deputy House Managers Berhane Dejenie, Terry Fowler
Porters Keith Moody, Nicholas Odei, Rony Pereira, Abel Abebe, Dylan Fowler, Ferenc Bartha
Housekeepers Malinda Fowler, Cathleen Gerald
General Assistants Roy Moody, Robert Baxter, Jaime Villapa,

Contract Gardener – James Sheen Ltd